

Session 12-06, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Minsch at 6:30 p.m. on May 16, 2012 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS BOS, DOLMA, ERICKSON, HIGHLAND, MINSCH, SONNEBORN, VENUTI

STAFF: CITY PLANNER ABBOUD  
DEPUTY CITY CLERK JACOBSEN

### **APPROVAL OF AGENDA**

The agenda was approved by consensus of the Commission.

### **PUBLIC COMMENT**

The public may speak to the Planning Commission regarding matters on the agenda that are not scheduled for public hearing or plat consideration. (3 minute time limit).

None

### **RECONSIDERATION**

### **ADOPTION OF CONSENT AGENDA**

All items on the consent agenda are considered routine and non-controversial by the Planning Commission and are approved in one motion. There will be no separate discussion of these items unless requested by a Planning Commissioner or someone from the public, in which case the item will be moved to the regular agenda and considered in normal sequence.

1. Approval of the May 2, 2012 minutes
2. Time Extension Requests
3. Approval of City of Homer Projects under HCC 1.76.030g
4. KPB Coastal Management Program Reports

The consent agenda was approved by consensus of the Commission.

### **PRESENTATIONS**

### **REPORTS**

- A. Staff Report PL 12-23, City Planner's Report

City Planner Abboud reviewed the staff report.

- B. Transportation Advisory Committee Report

Commissioner Highland

### **PUBLIC HEARINGS**

Testimony limited to 3 minutes per speaker. The Commission conducts Public Hearings by hearing a staff report, presentation by the applicant, hearing public testimony and then acting on the Public Hearing items. The Commission may question the public. Once the public hearing is closed the Commission cannot hear additional comments on the topic. The applicant is not held to the 3 minute time limit.

A. Staff Report PL 12-21 Draft Ordinance 12-xx, Amending Homer City Code 21.60.060 Table 3, Permitted Sign Characteristics

Vanessa Fefelov, city resident, explained that the Paul Banks Elementary School PTA would like to put up a changeable copy sign near the schools entrance, similar to the one at the high school, where they could post their events, however changeable copy signs are not allowed in the zoning district. Many of her comments revolved around challenges they are encountering with size allowance and sign cost.

Chair Minsch opened the public hearing. There were no comments and the public hearing was closed.

The Commission discussed whether there were ways to work with the applicant regarding the size allowance and were reminded that the item advertised on the agenda is a code amendment to allow changeable copy signs for institutional uses in the rural residential, urban residential, and rural office districts.

The Commission took a break at 7:30 p.m. and the meeting resumed at 7:34 p.m.

VENUTI/SONNEBORN MOVED TO APPROVE THE DRAFT ORDINANCE AMENDING HCC 21.60.060 TABLE 3 PERMITTED SIGN CHARACTERISTICS AND FORWARD IT TO CITY COUNCIL FOR ADOPTION.

There were comments in favor of supporting a changeable copy sign at the school and that it is a benefit for the good of the community. Question was raised if there is a way to allow the signs for schools. City Planner Abboud explained that it raises issue with teaching institutions other than public schools, such as churches with schools. The point was raised that it isn't simply for the school, changeable copy signs would be allowed for all institutional uses the rural residential, urban residential, and residential office districts.

VOTE: YES: VENUTI, SONNEBORN  
NO: BOS, MINSCH, HIGHLAND, SONNEBORN, DOLMA

Motion failed.

## **PLAT CONSIDERATION**

## **PENDING BUSINESS**

A. Staff Report PL 12-22, Flag Lots

The Commission discussed how to proceed. They reviewed information provided by Borough Platting Officer Voeller and noted that they are interested in getting feed back from the local surveyors, the Fire Chief, and the Public Works Director. They acknowledged concerns about subdivisions in relation assessment districts, and challenges in working with engineers as there is cost to have drawings confirming a flag lot is a workable situation in relation to slope and grade. The reviewed the proposed regulation included in the staff report. They agreed to give more consideration to the 150 length of a shared driveway as there are some instances where a longer driveway may be necessary. They addressed removing the option to allow private roads to serve a certain number of dwellings. They were in concurrence regarding the other recommendations.

The Commission agreed to continue discussion at a future worksession.

## **NEW BUSINESS**

- A. Staff Report PL 12-24 Amending HCC 21.28 Marine Commercial Zoning District

City Planner Abboud reviewed the staff report. In response to questioning he briefly explained what a PUD is and the concept of zero lot lines on the spit. His plan is to put something together guided by the principles in the spit comp plan and when the Planning Commission is in agreement it can be presented to the Port and Harbor Commission for their comments.

## **INFORMATIONAL MATERIALS**

- A. City Manager's Report dated May 14, 2012  
B. Letter to property owners in or near a flood plain

## **COMMENTS OF THE AUDIENCE**

Members of the audience may address the Commission on any subject. (3 minute time limit)

There were no comments.

## **COMMENTS OF STAFF**

There were no staff comments.

## **COMMENTS OF THE COMMISSION**

Commissioner Venuti asked if Dr. Marley was sent a letter from planning. City Planner Abboud said no.

Commissioner Sonneborn said it was a complicated but good meeting and wished everyone a happy spring.

Commissioner Highland commented that it was difficult but that is how it goes and it's good to be reminded that this is city wide, even though we liked their concept.

Commissioners Dolma, Bos, and Erickson had no comments.

Chair Minsch commended the commissioners on their work, the questions they are asking, and the knowledge they are gaining.

## **ADJOURN**

There being no further business to come before the Commission, the meeting adjourned at 8:48 p.m. The next regular meeting is scheduled for June 20, 2012 at 6:30 p.m. in the City Hall Cowles Council Chambers.

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MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: \_\_\_\_\_